



North Kincardine Rural Community Council

Secretary: Robert Keeler Howieshill Stonehaven Kincardineshire AB39 3SN
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Minute of the meeting held on Monday 18 May 2009 at Maryculter Community Hall.
Subject to approval

PRESENT

<u>Maryculter</u>	<u>Cookney / Netherley</u>	<u>Banchory-Devenick</u>	<u>Aberdeenshire Councillors</u>
Avril Tulloch Hazel Witte (Treasurer) Sylvia Pike	Rob Winmill (Vice Chairman)	Keith Johnston	Ian Mollison Carl Nelson Paul Melling

10 Members of the Public

PC Kirsty Lawie gave the following report :- Housebreaking at Banchory-Devenick £7000 value – two males detected. Breach of the peace by a male at Banchory-Devenick. Male reported for dangerous driving on B9077 at Maryculter. Vehicle failed to stop after collision at Blairs
Other traffic accidents - 1 slight injury on B9077 at Blairs – 3 Damage only – 2 on B9077 at Blairs and 1 B979 Netherley. 1 Drunk driver.
One noisy music incident.

APOLOGIES – Mike Birch (Chairman), Robert Keeler (Secretary), Philip Smart and Duncan Petrie

MINUTES of the meeting of 20 April 2009 were approved, subject to: First item - Presentation by Claire Smith – Phrase ‘Would there be 15 wheelie bins at road end?’ Should start MoP asked would....

Item - New Structure Plan - "Philip felt that the plans were road based, no rail" replace ‘Philip felt that’ with ‘agreed that’ ‘He also question ...’ should read ‘All questioned...’ and ‘He considered that ...’ should read ‘ All agreed that...’

It was agreed that in future, writing of Minutes should follow Area Committee style, deleting most references to individuals unless to record specific dissent from general opinion.

1. MATTERS ARISING

Rural Schools – Nothing to report

Web site – Each document to be dated.

Roads –Nothing from Mark Skilling (20 April 2009). That letter should have been addressed to Alistair McDonald.

A track off to the left at Banchory-Devenick just up from Leggart Avenue has not been cleared for years. Another ditch highlighted and a well which froze in winter and breaks up the road surface. Keith asked to check and report back.

Western Peripheral Route – Still awaiting Reporters, recommendation – possibly by summer?

Bridge at Lairhillock – Complaint that the bridge area and road fencing at Lairhillock School was still a mess. Scaffolding still in place one month after work completed – Cllrs Mollison and Nelson will chase up. MoP commented on poor quality of ‘Harling’ on bridge

2. PLANNING

New planning applications –

APP/2009/1087	2 Millbank Maryculter Aberdeen AB12 5FT	Alterations and Extension to Dwellinghouse and Change of Use of Additional Ground to Form New Access
APP/2009/1144	5 Batchart SteadingsBlairsAberdeenAB12 5YQ	Alterations and Extension to Dwellinghouse
APP/2009/1255	Clock House Maryculter AB12	Alterations and Extension to Dwellinghouse
APP/2009/1039	Findon Shore Findon Portlethen AB12 3RL	Erection of Office Headquarters
APP/2009/1146	Cockley View Maryculter Aberdeen AB12 5GP	Erection of Detached Triple Domestic Garage
APP/2009/1300	Land at Lorieneen Bridge Of Muchalls Stonehaven AB39 3RU	Erection of Dwellinghouse (for Agricultural Worker)
APP/2009/1206	Rothnick Croft Netherley Stonehaven AB39 3QU	Alterations to Dwellinghouse

Sandy Wallace – (Langstane Housing Association) – gave a presentation on affordable housing. Problems with young people wishing to stay in local areas being unable to buy. The 2001 Housing Act always favours people in need rather than local to the area – not always a satisfactory outcome.

Hands of Housing associations tied as not enough affordable houses available. Structure Plan demands 25% of all development to be affordable – doubts about enforcing that – Shared ownership and mid- rent. (still expensive in our area) are both possibilities which favour local people (for people in employment)

He believes there is an opportunity to “squeeze the developers by discussing ‘possible’ bids in an effort to get more affordable housing and or better roads in return for C.C.s support. Housing Associations want maximum possible affordable, surely C.C.s want the same?

He quoted from a document from South Staffordshire where up to 50% is affordable. He suggests a mixture of developments rather than a large development in this area. He thinks that Community Councils have a considerable say in the locality and could influence developers – big or small.

Sandy felt that a shortage of ‘affordable housing’ is discrimination against locals. Cllr Nelson said that over the last several years – huge increase in elderly population therefore houses do not become available. MoP – with lack of affordable housing the area has become a ghetto of executive houses. In conclusion – Sandy agrees Housing Associations have been slow to approach developers; suggests mix of large and small developments is better; urges C.C. to push for maximum number of Affordable Houses in NKRCC area. Chairman thanked Sandy.

Local Development Plan - MoP – “Planning Aid for Scotland” chaired the Banchory-Leggart presentation. Approximately 35 attended – heated arguments there. General discussion on all bids in NK area. Agreed we cannot support all bids or approve all – discrimination need.ed. General agreement (C.C.s and MoPs) developments preferred. Suggestion that we should think about endorsing one big development. Concern that a few small developments simply do not fill up the Structure Plan numbers, but that the 36,000 houses (in SP) changes whole character of area.

Agreed : door to door flyer; possible public meeting and press release; further C.C. meeting to discuss more fully. Question on NK website suggested. Also agreed that C.C responses to LDP should reiterate concern over population figures, housing numbers and High Case scenario, and should repeat previous objections to specific bids. MoPs urged to respond individually – deadline 6 JULY – as Public Inquiry will then be triggered.

Banchory-Leggart development proposal – nothing to report.

Meikle Carewe – Nothing to report..

3. FINANCE

Funds - £2682 (incl £490 300 club prizes.)

Council Grant will be £475.

300 Club Prizes

May £25 J Ross £15 69 J Ness £10 50 J Morrison £5 20 N Campbell

4. CORRESPONDENCE

Emails : Clair Smith – Roger Thorne

Association of Scottish Community Councils – meet the MEPs

Aberdeenshire Council – Potholes etc

Philip – submission on Cycling Strategy

Aberdeenshire Council – Copy of email by Kees Witte

Aberdeenshire Rural Housing Enabler

Aberdeenshire Council – Copy of response to Kees Witte

Banchory-Leggart group

Aberdeenshire Council – CC Handbook (if Duncan does not have a copy give him this one and I will print you another)

Elsick Development Group

Insp Stuart Ord - Questionnaire

Aberdeenshire Council – Compilation of training requests

Aberdeenshire Council – Aberdeenshire Local Development Plan Main Issues report

Newsletters – Aberdeenshire Sports Council –SNH – APRS - SEPAview

Licence Applications - None

5. AOCB

Toby Lenehan will put his name forward as C.C. member for Maryculter Still one further vacancy.

Notice Boards - Nothing to report.

Plant Sale and Coffee Morning – Excellent result despite weather £518 raised . Press release?

Get-Together with Newtonhill Cammachmore and Muchalls CC, Portlethen CC on May 21 at 7:30 at Lairhillock School. Press release to be prepared.

A new Primary school at Hillside 2012 will affect Banchory-Devenick catchment.

Septic tanks have to be registered – Cost £1 if done by May 31st otherwise more.

Mearns Leader – Report of monthly meetings proposed to recommence.

Landscaping at Lairhillock bridge – Cllr Mollison reported merely on-going – no definite date.

DATE OF NEXT MEETINGS

15 June 2009 at 7:30pm followed by AGM

Visit our Website – www.nkrcc.org.uk